

# GENERAL NOTES:

1. THE LOCATION OF EXISTING UTILITIES, INCLUDING UNDERGROUND UTILITIES, IS INDICATED ON THE DRAWINGS INSOFAR AS THEIR EXISTENCE AND LOCATION WERE KNOWN AT THE TIME OF THE PREPARATION OF THE DRAWINGS. HOWEVER, NOTHING IN THESE CONTRACT DOCUMENTS SHALL BE CONSTRUED AS A GUARANTEE THAT SUCH UTILITIES ARE IN THE LOCATION INDICATED OR THAT THEY ACTUALLY EXIST, OR THAT OTHER UTILITIES ARE NOT WITHIN THE AREA OF OPERATIONS. THE CONTRACTOR SHALL MAKE ALL NECESSARY INVESTIGATIONS TO DETERMINE THE EXISTENCE AND LOCATIONS OF SUCH UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY DAMAGE TO AND FOR ANY MAINTENANCE AND PROTECTION OF EXISTING UTILITIES AND STRUCTURES.
2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
3. EXISTING TOPOGRAPHIC INFORMATION IS TAKEN FROM FIELD SURVEYS PERFORMED BY MATTERN & CRAIG, INC. IN THE FALL, 1998.
4. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" (1-800-552-7001) 48 HOURS PRIOR TO WORKING IN THE VICINITY OF THE EXISTING UTILITIES.
5. UNLESS OTHERWISE NOTED ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB.
6. CONTRACTOR SHALL RESET TREES INDICATED UPON COMPLETION OF FINAL GRADING. IF TREES DO NOT SURVIVE BEING RESET THE CONTRACTOR SHALL REPLACE TREES WITH A LIKE KIND.
7. PAVEMENT SHALL BE TYPE A - REGULAR DUTY PAVEMENT EXCEPT WHERE OTHERWISE INDICATED.
8. UNLESS OTHERWISE NOTED ALL CURB RADII = 5'-0".
9. REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING LAYOUT AND DIMENSIONS

## LEGEND

- REGULAR DUTY PAVEMENT (TYPE A)
- HEAVY DUTY PAVEMENT (TYPE B)
- CONCRETE PAVEMENT/SIDEWALK
- REMOVE TREE
- RESET TREE (SEE NOTE 6)
- COMPACT SPACES (8'x18' OR 8'x16')
- NO. OF PARKING SPACES (9'x18')

## SITE TABULATIONS

TOTAL SITE AREA = 2.629 ACRES  
BUILDING AREA = 27,994 S.F. (TOTAL GROSS)  
SITE ADDRESS: 4750 VALLEY VIEW BLVD, N.W.  
ZONING: C-2, GENERAL COMMERCIAL DISTRICT  
LOT COVERAGE: MAX.=60%, ACTUAL=24.3%  
OPEN SPACE: REQ'D. MIN=10% (11,452 S.F.),  
ACTUAL=18.1% (20,673 S.F.)  
ADJACENT ZONING: C-2 (OTS 4B, 4C-2)  
ADJACENT LAND USE: VACANT/RESTAURANT  
CURRENT LAND USE: VACANT  
PROPOSED LAND USE: RETAIL

|                                     |     |
|-------------------------------------|-----|
| PARKING:                            |     |
| -REQUIRED (1sp/200 s.f. Net Retail) | 111 |
| -PROVIDED                           | 124 |
| -STANDARD                           | 119 |
| -COMPACT (0%)                       | 0   |
| -HANDICAP ACCESSIBLE (4.3%)         | 5   |

## SIGN KEY NOTES:

- 1 "STOP"
- 2 "HANDICAPPED ACCESSIBLE SPACE"

VALLEY VIEW BOULEVARD, N.W.  
(R/W WIDTH VARIES)

To I-581→

## COORDINATE TABLE

| CP# | NORTHING   | EASTING    | DESCRIPTION                     |
|-----|------------|------------|---------------------------------|
| 10  | 10212.8752 | 11792.7874 | CENTERLINE P.I. @ RW            |
| 11  | 10259.7262 | 11863.7026 | CENTERLINE P.I.                 |
| 12  | 10255.5546 | 11866.4587 | CENTERLINE P.I.                 |
| 13  | 10322.7370 | 11968.1464 | CENTERLINE P.I.                 |
| 14  | 10604.0603 | 11782.2835 | CENTERLINE P.I. @ PROPERTY LINE |
| 15  | 10520.6081 | 11691.3448 | CENTERLINE P.I.                 |
| 16  | 10493.0502 | 11649.6331 | CENTERLINE P.I.                 |
| 17  | 10513.1217 | 11636.3724 | CENTERLINE P.I. @ E.O.P.        |
| 18  | 10139.5364 | 11943.1088 | CENTERLINE P.I. @ B.O.C.        |
| 19  | 10189.5268 | 11954.2793 | BLDG. CORNER                    |
| 20  | 10241.3427 | 12032.7083 | BLDG. CORNER                    |
| 21  | 10552.8165 | 11715.0181 | BLDG. CORNER                    |
| 22  | 10589.7492 | 11770.9196 | BLDG. CORNER                    |
| 23  | 10361.6111 | 11736.4714 | CENTERLINE P.I. @ E.O.P.        |
| 24  | 10473.7566 | 11620.4301 | CENTERLINE P.I. @ RW            |

**Mattern & Craig, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
701 FIRST STREET, S.W.  
ROANOKE, VIRGINIA 24016  
(540) 345-9342  
(540) 345-7691 FAX

| REV       | DATE | DESCRIPTION | BY | APP |
|-----------|------|-------------|----|-----|
| DSGN WTA  |      |             |    |     |
| DRAWN LDL |      |             |    |     |
| CHKD WTA  |      |             |    |     |

VALLEY VIEW STATION  
**DIMENSION PLAN**  
ROANOKE, VIRGINIA

SCALE: 1"=20'  
COMM. NO. 1742  
DATE: JULY, 1999  
SHEET 3